

BANK ISLAM MALAYSIA BERHAD



ONLINE AUCTION

DATE : 26TH AUGUST 2026 (WEDNESDAY)
TIME : 10:00 AM
ONLINE : arenaauctioneers.com

Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration.

ARENA AUCTIONEERS SDN BHD (201401016251 / 1092337-X)

TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047
H/P : 012 - 327 5047
EMAIL : aasb@arenaauctioneers.com

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BANK ISLAM MALAYSIA BERHAD

PROCLAMATION OF SALE

In exercise of the rights and power conferred upon BANK ISLAM MALAYSIA BERHAD by the ASSIGNOR(S)/ CUSTOMER(S), it is hereby proclaimed that the ASSIGNEE / BANK with the assistance of the undermentioned Auctioneers WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION

VIA ONLINE BIDDING

26TH AUGUST 2026, WEDNESDAY, 10:00 AM
at arenaauctioneers.com

(Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

NOTE:

- (1) Prior to the auction sale, all intending bidders are advised to:
 - i) inspect the subject property
 - ii) conduct an official title search
 - iii) enquire from the Developer / Proprietor and /or other relevant authorities
 - iv) obtain a copy of the Conditions of Sale from the Auctioneers
- (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.
- (3) As at auction date consent (if applicable) from the Developer / Proprietor and /or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent / transfer (if applicable) pertaining the auction from Developer / Proprietor and / or the relevant authorities.

LOT 1

RESERVE
PRICE

: **RM 299,700.00**

DENGKIL



DESCRIPTION : A GROUND FLOOR TOWNHOUSE UNIT
FLOOR AREA : 920.00 SQUARE FEET
ASSIGNOR(S) : MUHAMAD NOOR BIN ZAINON & RAFIDAH BINTI DAHLAN
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REFERENCE : AASB2949/BIMB/023/002/26-M01(BK-3)
LOT ID : 82484
NOTE : **MALAY RESERVE AREA**

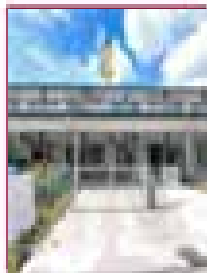
UNIT NO. 7, JALAN KM 17, KITA MEKAR @ CYBERSOUTH, 43800 DENGKIL, SELANGOR

LOT 2

RESERVE
PRICE

: **RM 297,000.00**

TUARAN



DESCRIPTION : A DOUBLE STOREY INTERMEDIATE TERRACE HOUSE
LAND AREA : 1,160.00 SQUARE FEET
ASSIGNOR(S) : NURUL SYUHADA BINTI ALI
SOLICITOR : MESSRS ANTIN ZAKARIA & RAUF
REFERENCE : AASB2948/BIMB/022/001/26-M01(BK-2)
LOT ID : 82483

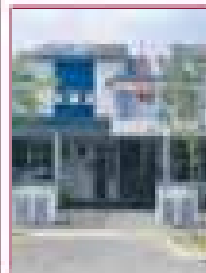
LOT NO. 351, TAMAN SERI LEMAWANG PHASE 1E, 89208 TUARAN, SABAH

LOT 3

RESERVE
PRICE

: **RM 267,300.00**

DENGKIL



DESCRIPTION : A THREE-BEDROOM UPPER LEVEL TOWNHOUSE UNIT
LAND AREA : 1,104.00 SQUARE FEET
ASSIGNOR(S) : MOHD ZULKIFLI BIN AHMAD NASSERI
SOLICITOR : MESSRS SHAHRIZAT RASHID & LEE
REFERENCE : AASB2950/BIMB/024/003/26-M01(BK-3)
LOT ID : 82485
NOTE : **MALAY RESERVE AREA**

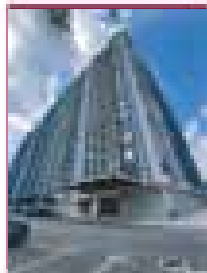
UNIT NO. 15A, JALAN KM 23, KITA MEKAR, CYBERSOUTH, 43800 DENGKIL, SELANGOR

LOT 4

RESERVE
PRICE

: **RM 250,000.00**

**SHAH
ALAM**



DESCRIPTION : A THREE-BEDROOM AFFORDABLE APARTMENT UNIT
FLOOR AREA : 1,001.00 SQUARE FEET
ASSIGNOR(S) : NOR AZIZAN BINTI AHMAD ADZMAN
SOLICITOR : MESSRS ZULPADLI & EDHAM
REFERENCE : AASB2951/BIMB/025/004/26-M01(BK-1)
LOT ID : 82486

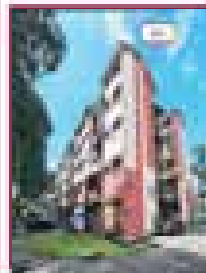
UNIT NO. B-16-13A, BLOCK B, PANGSAPURI IDAMAN BUKIT JELUTONG, NO. 1, JALAN ARCA U8/79, BUKIT JELUTONG, SEKSYEN U8, 40150 SHAH ALAM, SELANGOR

LOT 5

RESERVE
PRICE

: **RM 160,000.00**

**PASIR
GUDANG**



DESCRIPTION : A UNIT OF LOW COST APARTMENT
FLOOR AREA : 688.89 SQUARE FEET
ASSIGNOR(S) : AHMAD BIN MOHD NOH
SOLICITOR : MESSRS ZAINUL RIJAL TALHAR & AMIR (JOHOR)
REFERENCE : AASB2952/BIMB/026/005/26-M01(BK-1)
LOT ID : 82487

UNIT NO. 4-60, BLOK 7, FLAT TAMAN MAWAR, TAMAN MAWAR, 81700 PASIR GUDANG, JOHOR

RESERVE PRICE :

The subject property will be sold on an "as is where is" basis, separately, reserve price, Conditions of Sale and subject to the respective consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by **BANK DRAFT** or **CASHER'S ORDER** in favour of Bank Islam Malaysia Berhad and the balance of the purchase money to be settled within **ninety (90) days**.

Welcome To

Bank Islam Malaysia Berhad

Property Auction Sale

DATE: THURSDAY

26.08.2026

TIME: **11.30 A.M.**

VENUE:

Suite C-0-3A, Level UG, Block C,
Megan Avenue II, No. 12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

010 2161 147

Outstanding Charges Covered By Bank

- | | |
|--|--|
| ☒ Maintenance Charges
Caj Penyelenggaraan | ☒ Assesment
Cukai Pintu |
| ☒ Quit Rent
Cukai Tanah | |

(Terms & Conditions Apply)



EH SAN *Dual-Bid* AUCTION

Prospective bidders may submit bids for the property online via **www.ehsanauctioneers.com**

(For online bidding, please register at least **one (1) working day** before auction day for registration & verification purposes)

LOT 1

BAYAN LEPAS

Type : A 2 Bedrooms Walk-Up Low Cost Flat Unit
Area : 505.90 sq. ft.
Assignor : Mohd Ariff Bin Mohd Ariffin & Noor Ayu Binti Noor
Solicitor : M/S Rosidi Mustafa & Harryzan (04-575 6577)
Our Ref : WAWA/BIMB0964

Address :
No. 2-G-20, Tingkat Teluk Kumbar, Bandar Baru Teluk Kumbar,
11920 Bayan Lepas, Pulau Pinang

Reserve Price : RM 120,000.00

LOT 2

DENGKIL

Type : A 3-Bedroom End Lot Townhouse Unit With Extra Land
Area : 920 sq. ft.
Assignor : Khairul Aizat Bin Mazzlan
Solicitor : M/S Zulpadli & Edham (03-2694 6979)
Our Ref : WAWA/BIMB1464

MALAY RESERVE AREA

Address :
No. 47, Jalan KM19, Kita Mekar, 43800 Dengkil, Selangor

Reserve Price : RM 344,000.00

LOT 3

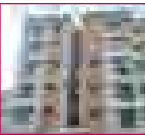
CYBERJAYA

Type : A 3-Bedroom Apartment Unit
Area : 1,000.18 sq. ft.
Assignor : Syimir Bin Ahmad Safawi & Farisha Huda Binti Daud
Solicitor : M/S KARTIKA & CO. (03-5510 9072/ 71)
Our Ref : WAWA/BIMB1503

Address :
Unit No. A3-4-32, Block A3, Residensi Idaman Selangorku, Jalan Komat 1, Selangor Cyber Valley, 63000 Cyberjaya, Selangor

Reserve Price : RM 208,000.00

LOT 4 TUARAN



Type : A 3-Bedroom Residential (Intermediate) Walk-Up Apartment Unit
 Area : 800 sq. ft.
 Assignor : Mercylia Lukish
 Solicitor : M/S JOHARI, ZELIKA & AMIN (089-768151 & 089-954468)
 Our Ref : WAWA/BIMB1504

Address : Lot No. D-3-13A, Level 3, Block D, Residensi Seri Akasia, Tuaran, 89208, Tuaran, Sabah

Reserve Price : RM 146,000.00

LOT 5 SEREMBAN



Type : A Low-Cost Apartment Unit
 Area : 635 sq. ft.
 Assignor : Azmi Bin Buyong
 Solicitor : M/S Nassir Hafiz Nazri & Rahim (06-764 0414/764 6414)
 Our Ref : WAWA/BIMB1505

Address : Unit No. Dahlia M 27-2-12, Garden Avenue, Jalan S2 G5, Seremban 2, 70300 Seremban, Negeri Sembilan Darul Khusus

Reserve Price : RM 108,000.00

RESERVE PRICE :

The subject property will be sold on an 'as is where its basis' separately to the respective reserve price, Conditions of Sale and subject to no net being obtained by the Purchaser from the Developers and other relevant authorities if any

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by BANK DRAFT or CASHIER'S ORDER only in favour of BANK ISLAM MALAYSIA BERHAD or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money to be settled within ninety (90) days. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at www.ehsanauctioneers.com
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!



You will be notified once your registration has been approved.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
 03 2161 6649 / 016 216 1047

MESSRS EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]



HQ OFFICE

**H/P NO.
TEL NO.**

Suite C-20-3A, Level 20, Block C,
 Megan Avenue II, Jalan Yap Kwan Seng,
 50450 Kuala Lumpur
 016 2161 047
 03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



coordinator2@ehsanauctioneers.com



www.ehsanauctioneers.com

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON BANK ISLAM MALAYSIA BERHAD THE ASSIGNEE/FINANCIER BY THE ASSIGNOR(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/FINANCIER WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER WILL SELL THE PROPERTIES DESCRIBED BELOW BY :-

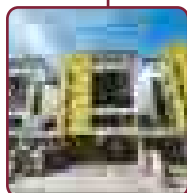
PUBLIC AUCTION ON WEDNESDAY, 26TH DAY OF AUGUST 2026 TIME: 2.30 P.M. AUCTION VIA ONLINE BIDDING AT www.eszamauctioneer.com (eZ2Bid)

**VIA ONLINE
BIDDING**



(Prospective bidders may submit bids for the property online via website www.eszamauctioneer.com and please register at least one (1) working day before auction day for registration & verification purposes. Bidders are further subject to the terms and conditions on www.eszamauctioneer.com)

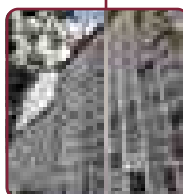
EZ 1 RESERVE PRICE RM194,400.00 KOTA SERIEMAS



Type : Townhouse Ground Floor
Area : Approx. 753 Sq Ft
Assignor(S): Badarudin Bin Jamaludin & Noor Jauriah Binti Ismail
Solicitor : M/S Nassir Hafiz Nazri & Rahim (Tel : 06-764 0414)

**UNIT NO. 72B, CEMPAKA SERI 1 TOWN VILLAS,
JALAN LAMAN CEMPAKA 2, KOTA SERIEMAS,
71800 NILAI, NEGERI SEMBILAN**

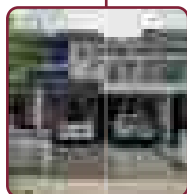
EZ 2 RESERVE PRICE RM310,000.00 CYBERJAYA



Type : Apartment
Area : Approx. 850 Sq Ft
Assignor(S) : Nik Nur Ratnareha Binti Nik Ab Rahim
Solicitor : M/S Khalek Awang & Associates (Tel : 03-41428281)

**UNIT NO. B-GF-06, BLOK B, MASRECA 19,
PERSIARAN RIMBA PERMAI, CYBER 10,
63200 BANDAR CYBERJAYA, SELANGOR.**

EZ 3 RESERVE PRICE RM251,000.00 DENGKIL

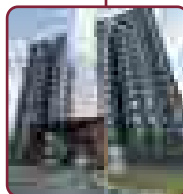


Type : 3 Bedroom Ground Floor Townhouse
Area : Approx. 920 Sq Ft
Assignor(S) : Nur Fatin Amirah Binti Esam
Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)

PENGISYTIHARAN REZAB MELAYU

**UNIT NO. 34, JALAN KM 19, KITA MEKAR,
CYBERSOUTH, 43800 DENGKIL, SELANGOR.**

EZ 4 RESERVE PRICE RM364,500.00 SHAH ALAM



Type : 3 Bedroom Apartment
Area : Approx. 1,002 Sq Ft
Assignor(S): Razu Bin Joseph
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-56310415)

**UNIT NO. C-6-15, BLOCK C,
PANGSAPURI EMBUN BAYU
(ALSO KNOWN AS EMBAYU DAMANSARA WEST),
PERSIARAN KOSMOS, TAMAN SUBANG MURNI,
SEKSYEN U5, 40150 SHAH ALAM, SELANGOR**

RESERVE PRICE: The subject properties will be sold on an "as is where is" basis, separately subject to the respective Reserve Price and to the Conditions of Sale.

DEPOSIT: All intending bidders are required to deposit 10% of the reserve price by bank draft or cashier's order only in favour of BANK ISLAM MALAYSIA BERHAD prior to the auction sale OR remit the same through online banking transfer at least one (1) working day before auction date. For online bidders, please refer to the Terms and Conditions on www.eszamauctioneer.com for manner of payment of the deposit. The balance of the purchase money to be settled within Ninety (90) days from the date of auction sale.

For Further Particulars, Please Contact The Respective Solicitor(S) Or The Undermentioned Auctioneer.

MESSRS ESZAM AUCTIONEER SDN. BHD. (200701002904 / 760902-H)

**SUITE B-15-03, 15TH FLOOR,
BLOCK B, MEGAN AVENUE 2,
12, JALAN YAP KWAN SENG,
50450 KUALA LUMPUR.**

☎ **06-7629786 / 016-6639786 / 018-6639786**
☎ **06-7616986**
✉ **eszamauctioneer@yahoo.com**
🌐 **www.eszamauctioneer.com**



MOHD NIZAM BIN MOHD SHARIF (P.J.K.)
(LICENSED AUCTIONEER)



Date & Time:

26 AUGUST 2026

@ 3.00 PM

via ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my



Bid for premium properties of unbeatable prices &
Exclusive deals !
visit : www.jtraj.com

JTR AUCTION HOUSE

(Managed by J.Thilagarnraj Auctioneers Sdn Bhd)

03-2274 9999 / 014-6793560

Organized by:



BANK ISLAM PROPERTY AUCTION

In exercise of the Assignee/Bank's rights and powers conferred upon

BANK ISLAM (MALAYSIA) BERHAD

it is hereby proclaimed

that the Assignee/Bank with the assistance of the Auctioneer will sell the undermentioned properties by

AUCTION SALE

VIA ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my

ON WEDNESDAY, 26 AUGUST 2026 @ 3.00 PM

(All Intending Online eBidders are required to register at least one (1) working day before Auction for registration & verification purpose)



JTR AUCTION HOUSE

ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

1. Read and fully understand all the terms and conditions in the Proclamation of sale; 2. Conduct an official search on the parent title of the subject property at the land office and/or other relevant authorities; 3. Inspect the subject property; 4. Verify pertinent particulars of the documents; 5. Verify the postal address of the subject property with the developer; 6. Check on issuance of separate individual title for the subject property with developer; 7. Seek legal advice on the terms and conditions of sale herein; 8. Make necessary enquiries with the relevant authorities and the developer whether the property is open to all races or Bumiputra Only, Restriction-in-Interest, Terms and Conditions of consent to the sale herein; 9. The subject property will be sold on "as is where is" basis; 10. The Assignee Bank is not responsible in obtaining any Consent from the Developer and/or state authorities or bodies prior or after the auction sale (if applicable); 11. This material is based upon information which we consider reliable as it been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

JTR1 (88389) Reserve **RM 223,074**

CYBERJAYA Price

3 ROOM APARTMENT

900 sf

No. 3-08-15, Block 3, Aspire Residence Jalan Aspire 1, Cyber 10, 63000 Cyberjaya, Selangor.

Assignors/Customers:
Sharavanan A/L Balasubramanian

Solicitors: M/S Zulpadli & Edham

SELANGOR

JTR2 (88537) Reserve **RM 138,510**

HULU SELANGOR Price

DOUBLE STOREY HOUSE

892 sf

No.85, Jalan Meranti 3A/19, Bandar Utama Batang Kali, 44300 Hulu Selangor, Selangor.

Assignors/Customers:
Ramlah Binti Hashim

Solicitors: M/S Khalek Awang & Associates

SELANGOR

LOT3 (86396) Reserve **RM 360,000**

KAJANG Price

3 ROOM APARTMENT

1033 sf

No. B4-5-3, Apartment Putra Satu Persiaran Seri Putra 2, Bandar Seri Putra 43000 Kajang, Selangor

Assignors/Customers:
Muhammad Azizi Bin Azamy

Solicitors: M/S Abdul Hakim Abdul Rahman & Co

SELANGOR

LOT 4 (88743) Reserve **RM 380,000**

KUALA LUMPUR Price

1 ROOM SERVICE APARTMENT

560 sf

No. D-33-03, Block D, Astoria Ampang Jalan Bemban Off Jalan Ampang, 55000 Kuala Lumpur

Assignors/Customers:
Goh Der Yuan

Solicitors: M/S Harny Yusoff & Azli

W.P.KUALA LUMPUR

LOT 5 (83918) Reserve **RM 284,310**

PETALING JAYA Price

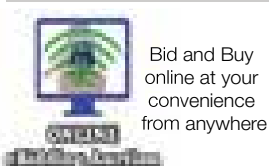
VITHDRAWN

SELANGOR



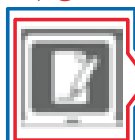
SCAN ME!

BUYER'S GUIDE FOR ONLINE EBIDDING



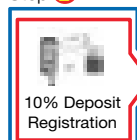
Bid and Buy online at your convenience from anywhere

Step 1



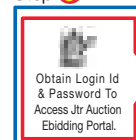
Register to Bid

Step 2



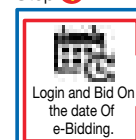
Submit 10% Deposit & Necessary documents

Step 3



Obtain Login ID & Password to access JTR eBidding Portal.

Step 4



Login and Bid on the Date & Time of eBIDDING.



Once registered you should keep your email account and password details strictly confidential and you must not permit any third party to use or access your account on your behalf or otherwise. You will be liable for any and all bids made via your email account.

RESERVE PRICE:-

The subject property will be sold subject to the Reserve Price and the CONDITIONS OF SALE herein

DEPOSIT:- All intending bidders are required to deposit 10% of the reserve price by way of BANK DRAFT in favour of BANK ISLAM MALAYSIA BERHAD or via Online Banking Transfer by 5pm at least (1) working day before auction date. The balance of the purchase price to be settled within (90) DAYS from the date of sale.

(The auctions conducted will be "FULLY ONLINE". For the auction related matters such as Deposit payment and Bidding process, please refer to the respective Proclamation of Sale and Condition of Sale).

TIME

Time whenever mentioned shall be of essence of this sale



VACANT POSSESSION

The Bank/Assignee does not undertake to deliver vacant possession of the property to the Purchaser.



JTR AUCTION HOUSE (705253-H)
(Manage by J.THILAGAMRAJ AUCTIONEERS SDN BHD)

R. Raj Yogan Pillai - R. Jai Hari Raj Pillai
R. Yoga Aruleswaran
(Licensed Auctioneers)

Contact Us :

No. 140, 1st Floor, Jalan Tun Sambanthan Brickfields, 50470 Kuala Lumpur.

Tel : 03-2274 9999 E-mail : admin@jtraj.com

H/P : 014-679 3560 Website : www.jtraj.com

Fax : 03-22 722797 FB : JTRAUCTIONEERS

* Illustrations in the pamphlet of the forthcoming sales are primarily for general information and guidance for intending bidders only. The auctioneer reserves rights or add to these illustration at any time prior to the sale.



NCM CoTM

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Bank Islam Malaysia Berhad and the Assignor(s) / Customer(s) under the Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneers.

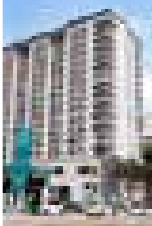
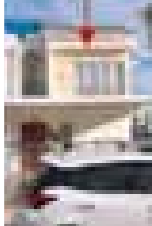
WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Wednesday, 26th August 2026, 11:30 AM
at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.

View Live Auction at www.ngchanmau.com/live-auction

Reserve Price : RM 300,000 APARTMENT UNIT 884 SQ. FT. Unit No. A-4-09, Damansara Damai Phase 7 (Park Avenue Condominium), Jalan PIU 10/1, 47000 Petaling Jaya, Selangor. Assignor/Customer : Izham Bin Aziz Solicitor : M/S Syed Alwi, Ng & Co. (Tel : 03-2072 1088 / 2026 6277)	LOT 1 PETALING JAYA  SELANGOR	Reserve Price : RM 320,000 3 BEDROOM UPPER-LEVEL TOWNHOUSE UNIT 915 SQ. FT. Unit No. 20B, Jalan SP 4/22, Bandar Saujana Putra, 42610 Jenjarom, Selangor. Assignor/Customer : Azhar Bin Jamal Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)	LOT 2 JENJAROM  SELANGOR	Reserve Price : RM 860,000 EXTENDED 2 STOREY END-LOT TERRACE HOUSE WITH EXTRA LAND 2,465 SQ. FT. No. 15, Jalan Palma 24, Taman Palma, Bandar Gamuda Cove, 42700 Banting, Selangor. Assignors : Manimaran A/L Sandran & Gisenthani A/P R Sureakumaran Customer : Manimaran A/L Sandran Solicitor : M/S Abdul Hakim Abdul Rahman & Co. (Tel : 03-2697 0115)	LOT 3 BANTING  SELANGOR
Reserve Price : RM 40,000 RETAIL UNIT 161 SQ. FT. Unit No. A0-10, Tingkat Bawah, Kompleks Bazar Abdul Rahman Bin Auf, 17200 Rantau Panjang, Kelantan. Assignor/Customer : Wan Norhayati Binti Wan Jaafar Solicitor : M/S Alawi & Associates (Tel : 09-743 2401)	LOT 4 RANTAU PANJANG  MALAY RESERVED KELANTAN	Reserve Price : RM 230,000 APARTMENT UNIT 1,088 SQ. FT. Unit No. B-1-1 (Block B, Level 1, Lot 1), Type A(m), PR1MA @ Borneo Cove, Mile 1 1/2, Jalan Buli Sim-Sim, 90000 Sandakan, Sabah. Assignor/Customer : Aziera Binti Madsae Solicitor : M/S Zainal & Associates (Tel : 089-214 205)	LOT 5 SANDAKAN  SABAH	Reserve Price : RM 240,000 2-ROOMS RESIDENTIAL UNIT 600 SQ. FT. Building No. 03A-09-10, Block 03A, 09th Floor, Lot No. 10, V21 Residence Phase 1, Stage 1, 88460 Kota Kinabalu, Sabah. Assignor/Customer : Bibianafloren Cialiane Solicitor : M/S Johari, Zelika & Amin (Tel : 089-768151/ 089-954468)	LOT 6 KOTA KINABALU  SABAH

RESERVE PRICE : The subject properties will be sold on an “as is where is” basis, subject to the respective reserve price and **Conditions of Sale**. All intending bidders are required to deposit with the Auctioneer the sum equivalent to 10% of the fixed reserve price for the property by bank draft in favour of **BANK ISLAM MALAYSIA BERHAD** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitors** or the **undermentioned Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at www.ngchanmau.com. The photographs shown here in are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 15th August 2026.*

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Kuala Lumpur

No. 7, Ground Level, Block B, (B-0-7), Megan Avenue II,

No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

Johor

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Taib,

80300 Johor Bahru

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DEVICE TIPS

BEFORE AUCTION



1. Make sure your
device is in good
running condition



2. Make sure your
device has
sufficient power



3. Make sure your
internet connection
is stable with strong
signal



4. Disable the
screensaver of
your device



5. Use latest version of
internet browser
(Google Chrome,
Apple Safari, Firefox
or Internet Explorer)



6. Test your audio
and visual
compatibility on
www.ngchanmau.com

DURING AUCTION



Don't use your device for
other apps that consume
internet bandwidth



Don't press the "back"
button of your browser
when auction started

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and Cost



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Bidding Process

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NOTE :

BANK ISLAM BANK
PROPERTY
AUCTION

26/08/2026 @ 10.30 am

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD by the ASSIGNOR(S)/CUSTOMER(S), it is hereby proclaimed that the ASSIGNEE/BANK with the assistance of the undermentioned Auctioneers

**WILL SELL BY
PUBLIC AUCTION
ON WEDNESDAY, THE 26th DAY OF AUGUST, 2026
AT 10.30 A.M. AT EBID.AUCTIONS.COM.MY**

Alternatively, prospective bidders may submit bids for the property online via ebid.auctions.com.my (For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes) **ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON ebid.auctions.com.my**

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual conditions of the Property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 01

SERI ISKANDAR



Type: An intermediate unit of renovated single storey terrace house

Area: 1,399 sq. ft.

Assignor(s): ROSLIM BIN MOHAMED SAAID

Solicitor: M/S Ganesan & Irmohizam

Ref: PAH41910

Address

No. 28, Persiaran Iskandar Perdana 5, Seksyen 1, Taman Iskandar Perdana, 32610 Seri Iskandar, Perak Darul Ridzuan.

RESERVE PRICE : RM 210,000.00

NOTE:

Prior to the auction sale, all intending bidders are advised to:-

- 1) Inspect the subject property.
- 2) Obtain a copy of Conditions of Sale and seek legal advice on the Conditions of Sale herein.
- 3) Conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued.

RESERVE PRICE:

The subject property will be sold on an 'as is where is' basis, subject to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT:

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by Bank Draft or Cashier's Order only in favour of BANK ISLAM MALAYSIA BERHAD and the balance of the purchase money to be settled within ninety (90) days.

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Ground Floor, No.1, Jalan Ampang, 50450 Kuala Lumpur

Tel: 20702226 & 20788590 Fax: 03-20729557

E-mail: main@auctions.com.my Website: www.auctions.com.my



**DANNY T.F. LOH
PATRICK K.M. WONG
JEFFREY C.K. CHOONG**
Licensed Auctioneers

Proclamation Of Sale

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD the ASSIGNEE by the ASSIGNOR'S/CUSTOMER'S, it is hereby proclaimed that the said ASSIGNEE with the assistance of the undermentioned Auctioneers

Will Sell By

Public Auction

ON WEDNESDAY THE 26TH DAY OF AUGUST 2026

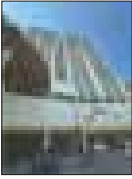
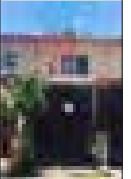
AT 3.30 P.M AT EBID.AUCTIONS.COM.MY

Prospective bidders may submit bids for the property online via ebid.auctions.com.my

(For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes)

ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITION ON ebid.auctions.com.my

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 01	KOTA KINABALU	LOT 02	LAHAD DATU
	Type : 2-room residential (intermediate) unit located on the 3a th floor of a 25-storey condominium building Area : 900 sq ft , more or less Assignor(s)/Customer(s): Low Khen Yaw Solicitor : Johari, Zelika & Amin Tel: 089-76815/089-954468 Our Ref : PAHS/8693(3)/8/2026(LA)		Type : One (1) unit of double storey intermediate terraced house of permanent construction Area : 1,026.5 sq ft , more or less Assignor(s)/Customer(s): Husaien Mahamad Talip Solicitor : M/S Zainal & Associates (Tel : 089-214205) Our Ref : PAHS/8479/8/2026(LA)
Address: Lot No. A-03a-16, 3a th Floor, 1 Borneo Tower A, Jalan UMS (previously known as Jalan Sulaman), 88450 Kota Kinabalu, Sabah		Address: Lot 924, Block 26, Phase 1C, Taman Warisan, Jalan Tengah Nipah, 91100 Lahad Datu, Sabah	
RESERVE PRICE : RM234,900.00		RESERVE PRICE : RM130,000.00	

Note: Prior to the auction sales, all intending bidders are advised to:

- 1) Inspect the subject property
- 2) Obtain a copy of the Condition of Sale and seek legal advice on the Conditions of Sale.
- 3) Conduct an official search on the Parent Titles at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developers and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued

DEPOSIT: All intending bidders are required to deposit with the Auctioneer, prior to the auction sale **10%** of the reserve price by Bank Draft or Cashier's Order only in favour of **BANK ISLAM MALAYSIA BERHAD** and the balance of the purchase money to be settled within 90 days. Online bidders are further subject to the Terms and Conditions on ebid.auctions.com.my

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Unit A-3-6, 3rd Floor, Block A,
Plaza Tanjung Aru, Jalan Mat Salleh,
88150 Kota Kinabalu, Sabah
Tel: 088-221266 & 221262
Fax : 088-210266
E-mail : sabah@auctions.com.my
Website : ebid.auctions.com.my

TAY SU MEI
JANET MICHAEL
Licensed Auctioneer

产业公开拍卖 PROCLAMATION OF SALE

10% deposit (Ten percent of the reserve price)



In exercise of the rights and powers conferred upon **Bank Islam Malaysia Berhad** [198301002944 (98127-X)] ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by **PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE** <https://praisemillion.com.my>.

DATE : WEDNESDAY, THE 26TH AUGUST 2026

TIME : 10.30 A.M.

PLEASE REGISTER BY 4PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

NOTE : Prospective bidders are advised to:- (1) inspect the subject property(ies) and check on the issuance of separate Individual Title(s)/Strata Title(s); (2) obtain a copy of the POS and seek independent legal advice; (3) conduct official Parent Title(s)/Individual Title(s) search at the relevant Land and Survey Office and/or other relevant authorities; (4) make the necessary enquiries with the Developer(s) and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and with the relevant authorities on the terms and consent to the sale prior to the auction sale; and (5) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

LOT 1	MIRI	RESERVE PRICE : RM700,000.00
	Description : Double storey semi-detached Land/Fir Area : Approx. 454.90 sqm. Our Ref. : BI-2025-0029 Assignee : Bank Islam Malaysia Berhad Solicitors : David Allan Sagah & Teng Advocates (Kch)	
Lot 6965, Lorong 10A, Jalan Dato' Permaisuri 5B, Desa Pujut 1, Bandar Baru Permyjaya, Tudan, 98000 Miri, Sarawak		

Organised by the below Auctioneer:



PRAISE MILLION SDN. BHD.

(Company No.: 200301015847 (618267-D))

Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak

TEL: 082-349069 H/P: 018-9549069, 016-2107727

Website : <https://praisemillion.com.my>

E-mail Address: auction@praisemillion.com.my

Licensed Auctioneers:

Lo Lion Hock / Chia Fui Thean / Tiong Mei Chek

DISCLAIMER: The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Prospective Bidders are advised to inspect the property(ies) yourselves and conduct and rely on your own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided herein and to seek your own professional advice with regard to the sale. Please obtain a copy of the POS for the full terms and conditions governing the sale of the property(ies). The Assignee makes no representation or warranty as to their accuracy or the actual condition of the property(ies). Prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither the Auctioneer, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

NOTE : The balance purchase price shall be settled within ninety (90) days from the date of auction sale to the Assignee.

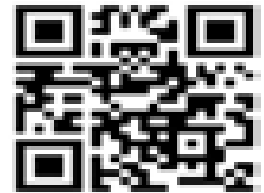
What you need to prepare for online bidding:

- (A) Your Identification Card; (B) Bank Draft/Cashier's Order or electronic fund transfer to PMSB's designated bank account equivalent to 10% reserve price
- (C) Authorisation Letter (if you bid on someone's behalf);
- (D) Additional funds to pay the difference between the deposit of the reserve price and 10% of the successful bid price.



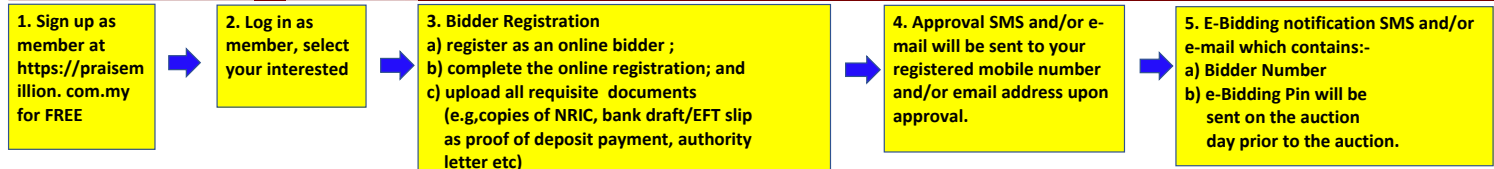
Scan to visit Praise Million's website to register for online bidding

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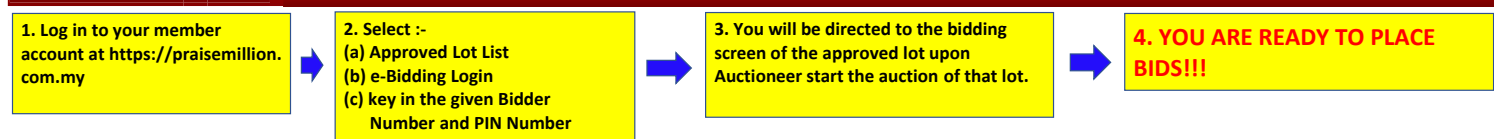


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



Online bidding can be done using a computer, notebook, smart phone or tablet

On the auction day, please:

- ensure your device is in good and functioning condition
- ensure your device is charged
- check Internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g google chrome, internet explorer etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

PROCLAMATION OF SALE

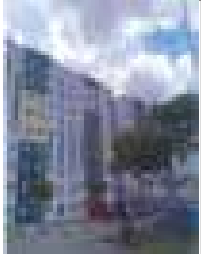
In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD by the ASSIGNOR(S) / CUSTOMER(S), it is hereby proclaimed that the ASSIGNEE/BANK with the assistance of the undermentioned Auctioneers.

WILL SELL THE PROPERTY BELOW BY PUBLIC AUCTION

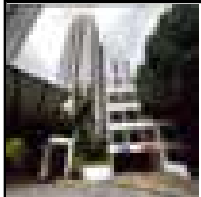
**ON WEDNESDAY, THE 26TH AUGUST 2026 AT 2.30 PM
AT THE AUCTION ROOM OF PRO AUCTION HOUSE SDN. BHD.
NO. 16, 1ST FLOOR, JALAN RAJA LAUT, 50350 KUALA LUMPUR.**

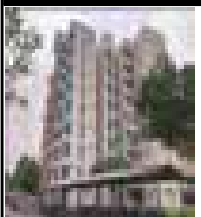
The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property (ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders any reason of such withdrawal.

PAH 01	KUALA LUMPUR
	Type : A two-bedroom condominium unit Floor Area : 861 square feet Assignor : 1. Engku Kasmalyati Binti Engku Kari 2. Mohd Mustakim Bin Che Kamarudin Solicitor : Messrs Syed Alwi, Ng & Co Tel: 03-2072 1088
<u>Address</u> Unit No. C-03-05, Kondominium Sentul Utama, No.92, Jalan Dato Senu, Bandar Sentul Utama, 51000 Kuala Lumpur	
RESERVE PRICE : RM252,000.00	

PAH 02	KLANG
	Type : An Apartment Unit Floor Area : 1,152 square feet Assignors : Mohd Azlan Bin Md Salleh Solicitor : Messrs Manjit Singh, Sachdev, Mohammad Razi & Partners Tel: 03-5631 0415
<u>Address</u> Unit No. A-1-17, Blok A, Pangsapuri Asteria, Persiaran Delima 4/KS09, Bandar Parkland, 41200 Klang, Selangor Darul Ehsan.	
RESERVE PRICE : RM218,700.00	

PAH 03	SHAH ALAM
	Type : A three bedroom apartment unit Floor Area : 1,002 square feet Assignor : Walitoh Bin Lumpat Solicitor : Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners Tel: 03 5631 0415
<u>Address</u> Unit No. C-5-12, Block C, Pangsapuri Embun Bayu (Also Known As Embayu Damansara West), Persiaran Kosmos, Taman Subang Murni, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan	
RESERVE PRICE : RM335,340.00	

PAH 04	PETALING JAYA
	Type : A Condominium Unit Floor Area : 3,368 square feet Assignor : Andrew Vijayanath A/L B.R. Anthony Solicitor : Messrs Syed Alwi, Ng & Co Tel: 03-2072 1088
<u>Address</u> Unit No. 21-7, Block A West Tower, Maxwell Tower, No.10, Jalan 5/58C, 4600 Petaling Jaya, Selangor.	
RESERVE PRICE : RM984,150	

PAH 05	SEREMBAN
	Type : An apartment unit Floor Area : 1,012 square feet Assignor : 1. Mohd Hafiz Bin Mohd Kassim 2. Siti Nur Ies'mawida Binti Ismail Solicitor : Messrs Nassir Hafiz Nazri & Rahim Tel: 06-7640414
<u>Address</u> Unit No. A-5-09, Blok A, Laman Villa, Taman Bandar Senawang, 70450 Seremban, Negeri Sembilan Darul Khusus.	
RESERVE PRICE : RM270,000.00	

NOTE :

Prior to the auction sale, all intending bidders are advised to:-

- 1) Inspect the subject property
- 2) Obtain a copy of Conditions of Sale herein.
- 3) Conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued.

RESERVE PRICE :

The subject property will be sold on an "as is where is" basis, subject to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by Bank Draft or Cashier's Order only in favour of **BANK ISLAM**

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PRO AUCTION HOUSE SDN BHD (Co. No. 858837-V)

No. 4A, 1st Floor, Jalan Tengku Diauddin, 41000 Klang, Selangor Darul Ehsan.

Tel: 03-3374 4924 Fax: 03-3374 8959 H/P: 019-332 0599

Email: proauctionhouse@hotmail.com

Website: www.proauctionhouse.com